



COURTHOUSE PROFESSIONAL OFFICE COMPLEX

395 S CENTRAL AVE
BARTOW, FL 33830

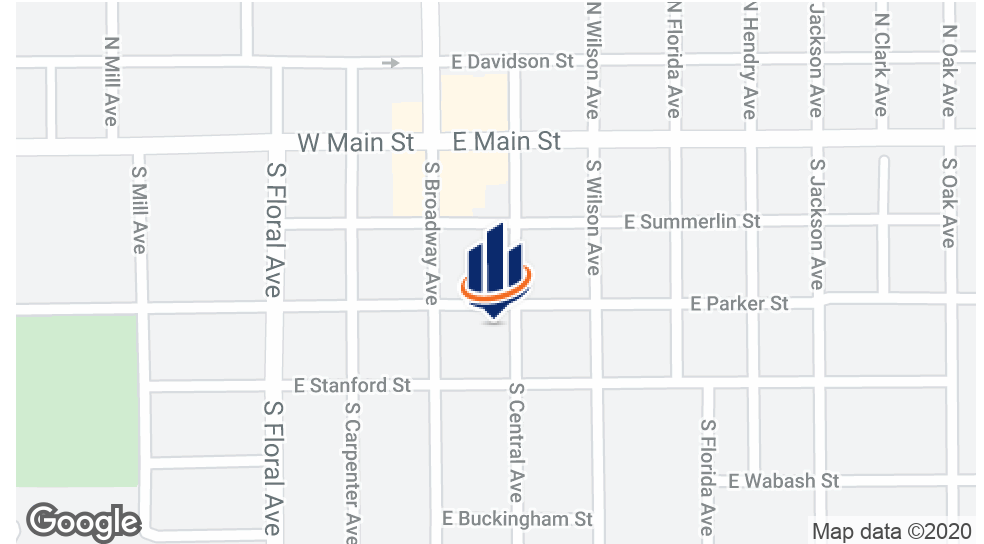


Property Summary	4
Property Description	5
Regional Map	7
Location Map	8
Demographics Map & Report	9
Retailer Map	10
Legal Market Map	11
Aerial Map	12
Aerial Facing North	13
Additional Photos	14
Additional Photos	15
Additional Photos	16
Additional Photos	17
Advisor Bio	19
Advisor Bio	20

1 PROPERTY INFORMATION

395 S Central Ave
Bartow, FL 33830

Property Summary



OFFERING SUMMARY

Sale Price:	\$3,100,000
Building Size:	18,160 SF
Lot Size:	0.75 Acres
Price / SF:	\$170.70
Year Built:	1915
Renovated:	2002
Zoning:	C-1
Traffic Count:	8,400 on S Broadway Ave.
APN:	253005375000009030, 253005375000009010

PROPERTY HIGHLIGHTS

- Located less than 1,000 feet from the Polk County Courthouse
- 18,160 sf of office space
- 26 total private offices
- Two structures: the original was built in 1915 and the new building was built in 2002
- The newer structure includes a mock courtroom, humidior room, and high end finishes
- The property also has a beautiful outdoor courtyard and workout facility
- Private parking provided behind the building and street parking available in front.
- Many of the furnishings are available for purchase

Property Description



PROPERTY OVERVIEW

This property is located in Downtown Bartow, less than 1,000 feet from the Polk County Courthouse. Consisting of 18,160 +/- Heated SF on 0.75 +/- acres, this property consists of two main, historic structures that have been connected via a walkway and conference room. The original building was built in 1915 and the newer, larger office space was built in 1992. The property is zoned Commercial [C-1] by the City of Bartow. This is an excellent location for many businesses including financial institutions, law firms, or professional office.

The two buildings are able to be separated such that the complex could be occupied by multiple different businesses. The original building, built in 1915, consists of four upstairs private offices, each with an adjacent secretary office (this could be configured as eight private upstairs offices depending on the user). Downstairs, the original building consists of a large conference room, lobby, research room, kitchen/break-room, storage room, multiple private restrooms, and 6 private offices.

The connecting building consists of a conference room and private office. Outside of the walkway is a beautiful stone courtyard.

The larger, newer building, constructed in 2002, consists of twelve private offices (nine legal offices and three paralegal offices), a humidifier room, a mock courtroom, four smaller meeting rooms which seat up to six people each, a research room, kitchen, an elevator, and restrooms. The natural wood finishes throughout both buildings are high end and compliment the professional nature of the property.

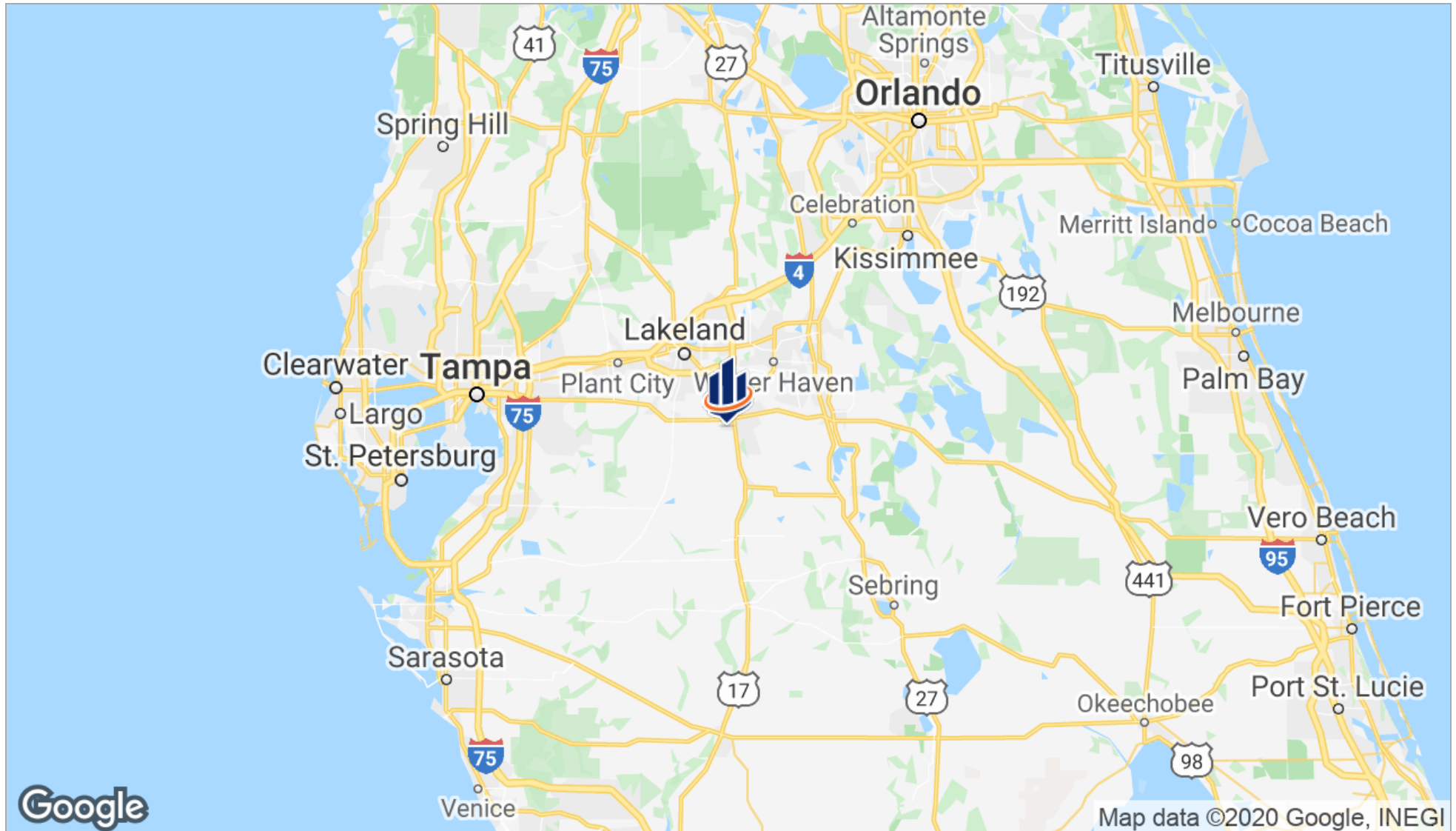
LOCATION OVERVIEW

This property is located in Downtown Bartow, less than 1,000 feet from the Polk County Courthouse. The property is zoned Commercial [C-1] by the City of Bartow. This is an excellent location for many businesses including financial institutions, law firms, or professional office. The population density near the property is very good - 20,126 within 3 miles and the average household income within 3 miles of close to \$60,000 is good for the area.

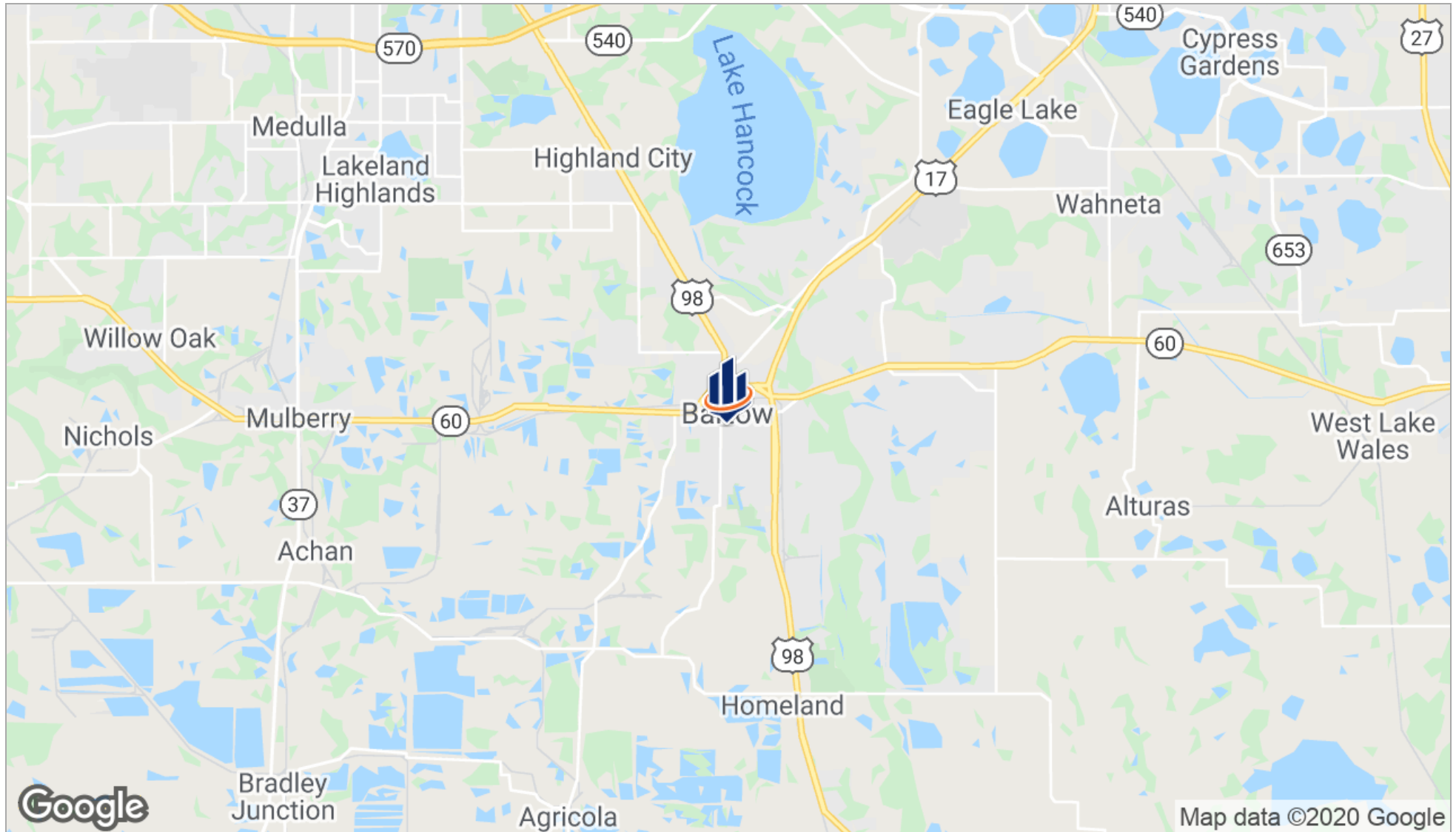
2 LOCATION INFORMATION

395 S Central Ave
Bartow, FL 33830

Regional Map



Location Map



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,345	20,126	29,887
Average age	36.4	36.3	37.0
Average age (Male)	35.2	35.2	35.8
Average age (Female)	38.3	38.0	38.7

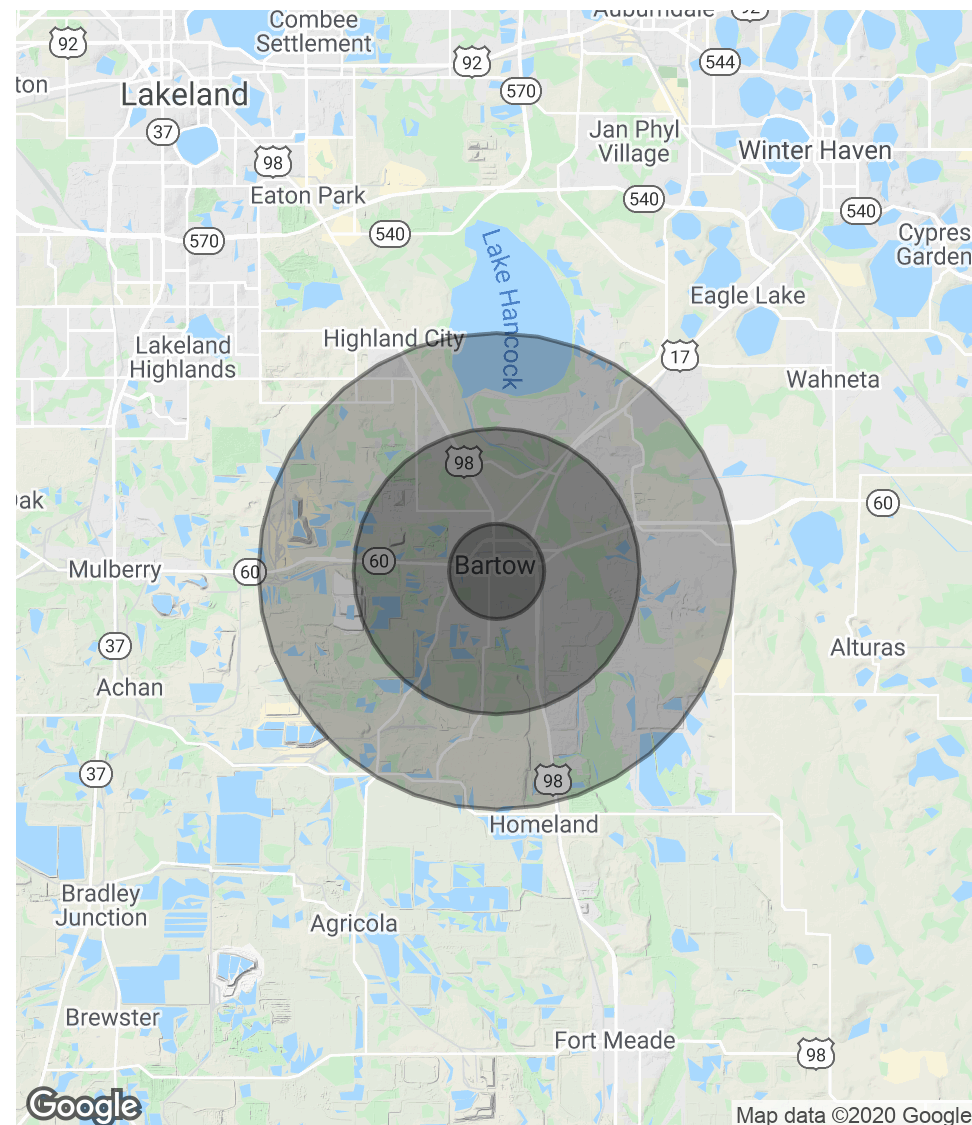
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,929	6,963	10,449
# of persons per HH	2.8	2.9	2.9
Average HH income	\$56,801	\$59,194	\$62,190
Average house value	\$173,354	\$186,973	\$183,971

RACE

	1 MILE	3 MILES	5 MILES
% White	74.9%	69.0%	72.6%
% Black	18.2%	25.1%	21.2%
% Asian	1.4%	1.2%	1.4%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.1%
% Other	4.2%	3.4%	3.3%

* Demographic data derived from 2010 US Census



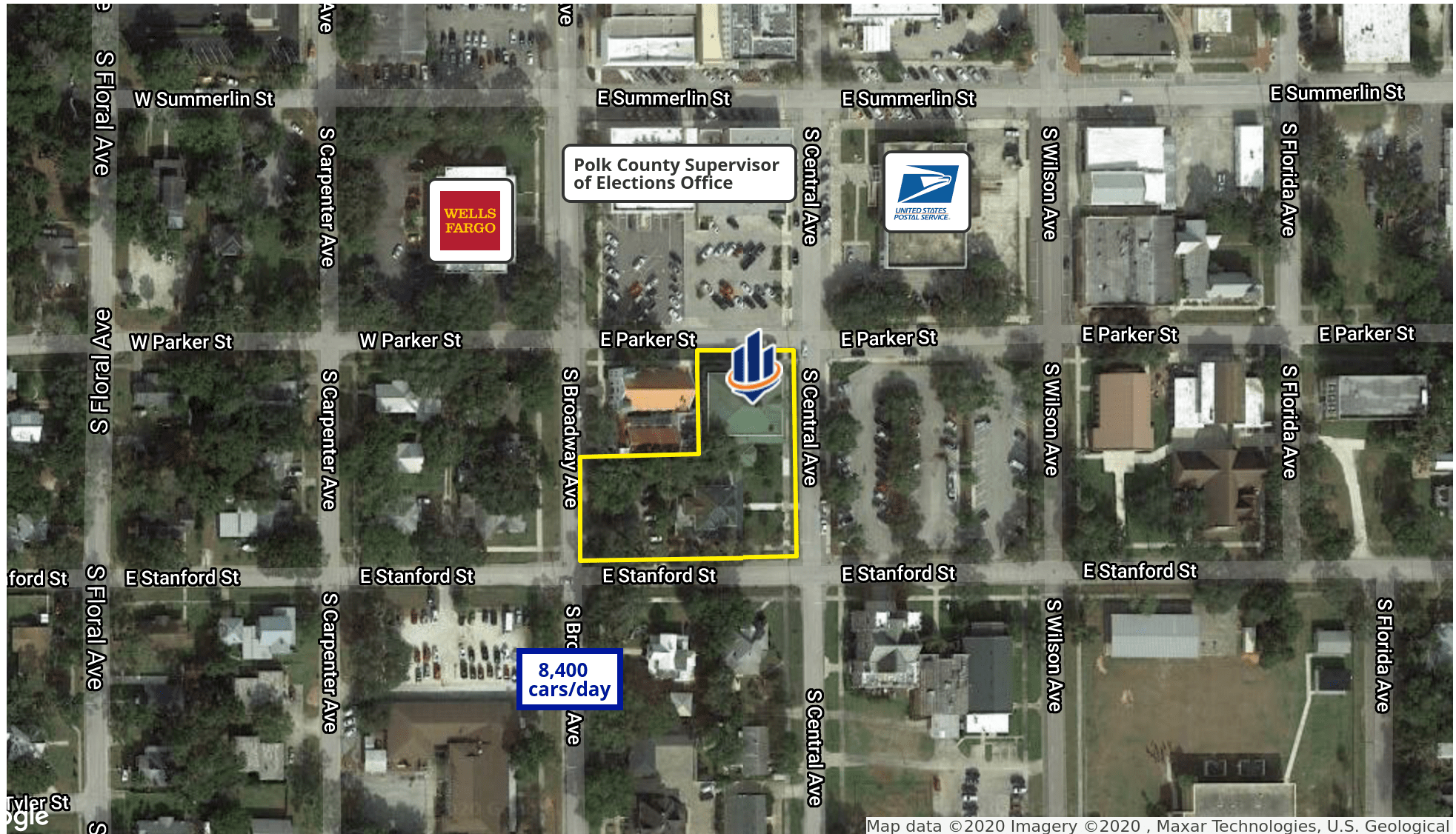
Retailer Map



Legal Market Map



Aerial Map



Aerial Facing North



Additional Photos



Frontage View



One of 26 Total Private Offices



Main Conference Room

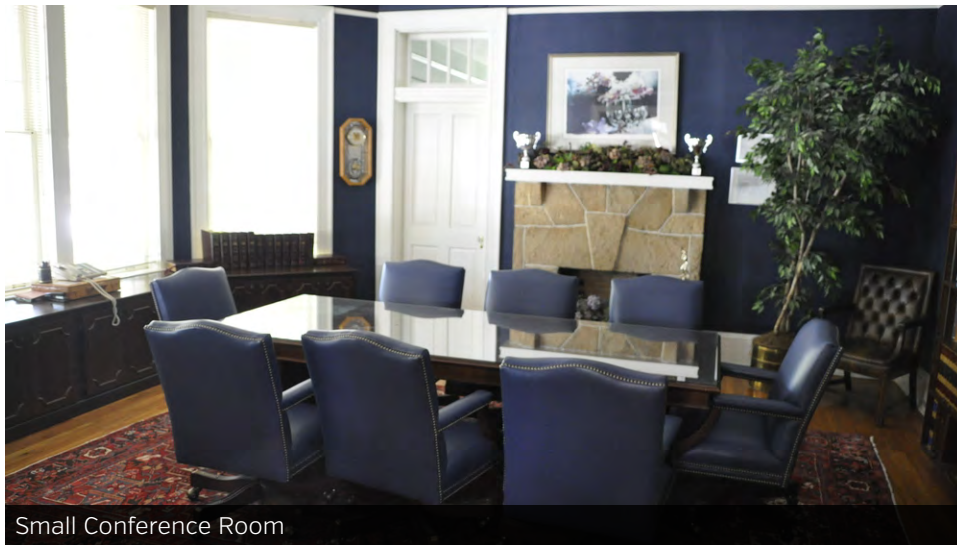
Additional Photos



Legal Library



Legal Library



Small Conference Room

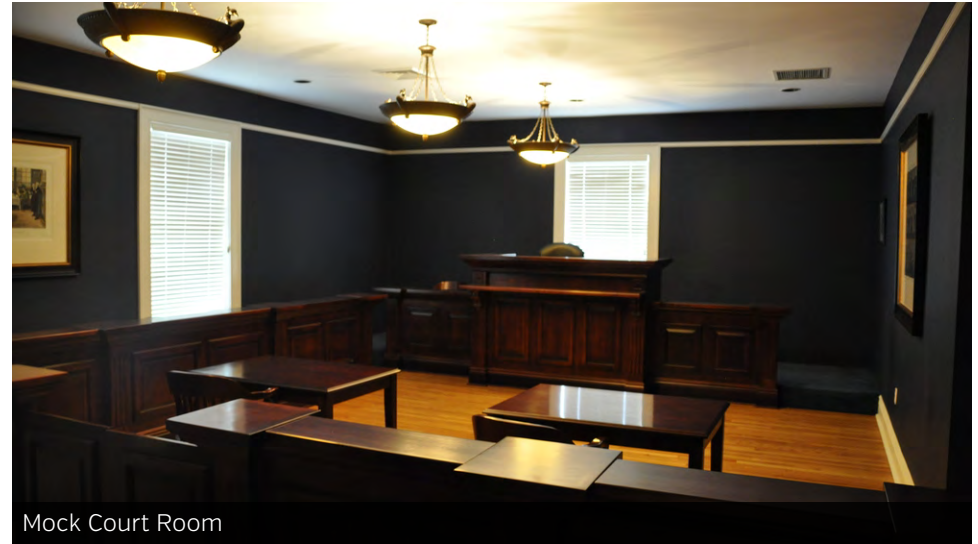


Main Conference Room

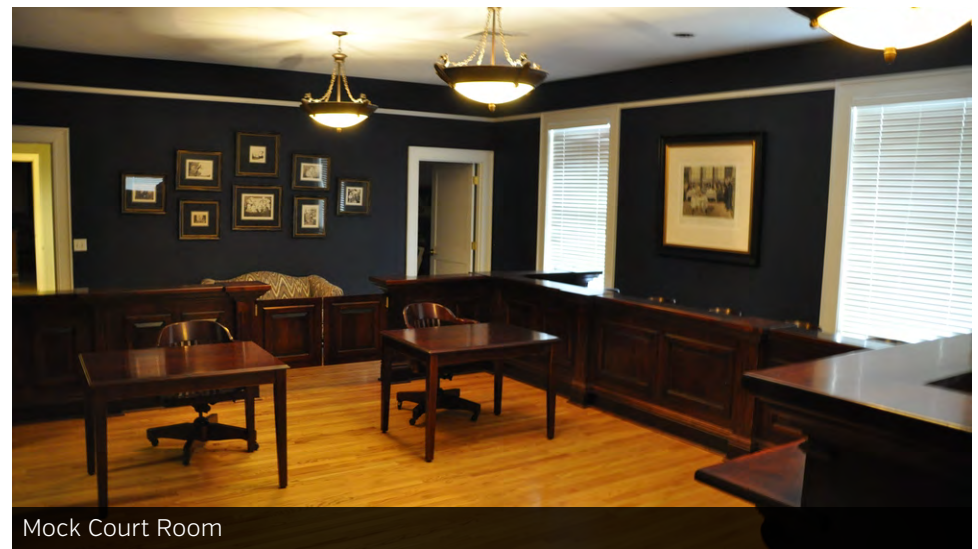
Additional Photos



Humidor / Lounge Room



Mock Court Room

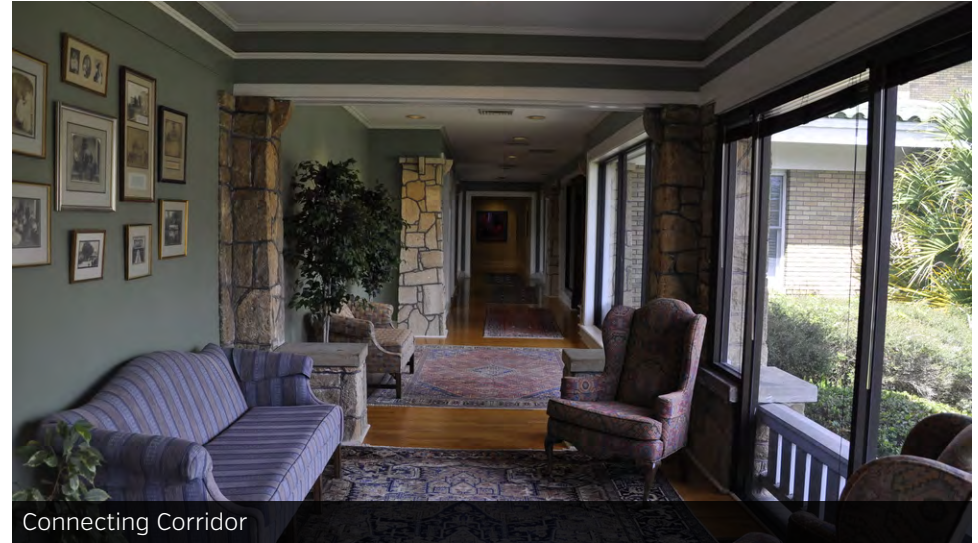


Mock Court Room

Additional Photos



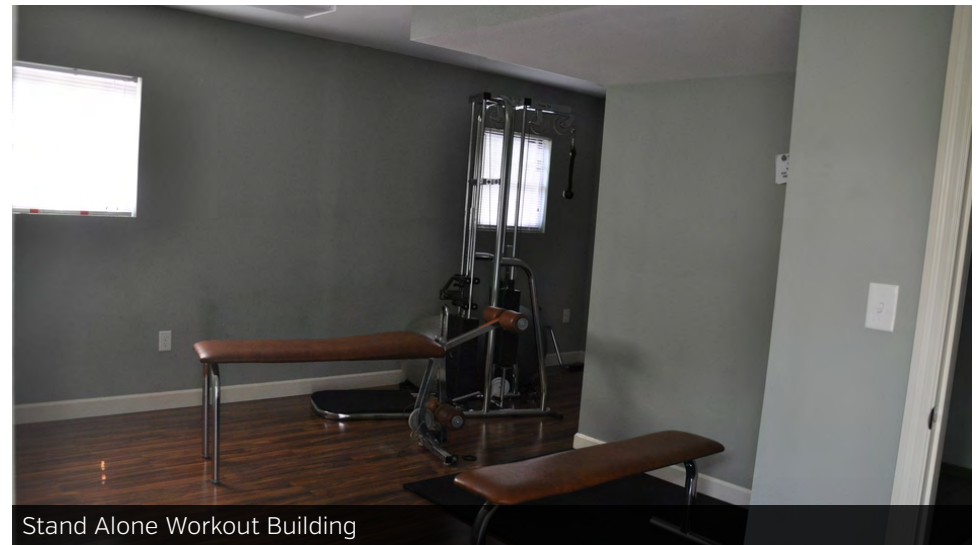
Connecting Corridor



Connecting Corridor



Common Area



Stand Alone Workout Building

3 ADVISOR BIOS

395 S Central Ave
Bartow, FL 33830



DEAN SAUNDERS

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Managing Partner & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL]. From 1992 to 1996 he served in the Florida House of Representatives, where his strong passion for supporting landowner property rights and conserving the integrity of a property's natural resources culminated in his authorship of groundbreaking conservation legislation. He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm as Saunders Real Estate, LLC and affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm. In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues and communities. The brokerage also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

Dean receives significant recognition for exemplary sales performance and industry leadership.

- In 2019, he was elected to serve as the REALTORS® Land Institute [RLI] 2020 National Vice President and will become the organization's President in 2022.
- In 2019, he was named one of Florida Trend's Florida 500 for his work in the real estate industry based on extensive contacts in regional business circles, hundreds of interviews, and months of research, and are considered Florida's most distinguished industry leaders.
- In 2018, he was awarded the APEX Top National Producer Award, being recognized as the highest-producing agent in the country for land sales based on qualifying production volume.
- He has earned the #1 Sales Professional annual recognition in the Coldwell Banker Commercial affiliate network five times, most recently in 2018.
- He led the company to Coldwell Banker Commercial's highest honor, the Commercial Elite annual award for outstanding company sales performance and customer service 14 times.
- He was recognized as the Florida Realtor® of the Year by the Realtors® Land Institute [RLI].
- In 2003, Saunders was selected by the National Association of Realtor®, along with Alan Greenspan, then four-term chairman of the Federal Reserve Board, as one of the exclusive nine "Notables." As a Notable, Dean was considered by his peers to be among the influential in real estate nationally.
- He worked on one of the largest land transactions in Florida's history brokering 80,000 acres in the Florida Panhandle for \$565,000,000

Dean serves on the advisory board of the Bergstrom Real Estate School at the University of Florida, where he contributes to the professionalism and education in the real estate industry. Dean is a member Realtor® of the Lakeland Association of Realtors®, among others, including the Central Florida Commercial Association of Realtors® and the Florida Gulf Coast Commercial Association of Realtors®. He is the former chair of the Florida Real Estate Commission [FREC], which oversaw nearly 200,000 real estate licensees in 2001 and is past president of the Florida Chapter of Realtors® Land Institute [RLI]. Dean served as Chairman of the Legislative Committee for RLI and on the Board of Directors of RLI. He also served on the Board of Directors for Alico, Inc. As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He authored the benchmark, award-winning consumer publication, "We Create Solutions: A Primer on Conservation Easements" and produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL with wife, Gina, and their four children.



TYLER DAVIS

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PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor & Asset Manager at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country. Tyler worked on the tax implications of several mergers and acquisitions while at PwC with total transaction volume in excess of \$9.1 billion.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he assists with internal financial accounting issues, leasing, and business brokerage. Tyler is a licensed Florida Real Estate agent, a member of The Lakeland Rotary Club, sits on the Friends of Bonnet Springs Park board of directors, and is a member of the American Institute of Certified Public Accountants.

EDUCATION

Samford University, Bachelor's in Accounting, 2013, summa cum laude
University of Alabama, Master's in Taxation, 2014

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